

**Attachment F-2**

**BOARD POLICY  
I-63: GENERAL PLAN AMENDMENT  
AND ZONING GUIDELINES**

**I-63**

***Strikeout/Underline Version***

**COUNTY OF SAN DIEGO, CALIFORNIA**  
**BOARD OF SUPERVISORS POLICY**

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General Plan Amendment and Zoning Guidelines

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Purpose

To specify the manner in which amendments to the San Diego County General Plan shall be initiated pursuant to Government Code Section 65358.

Background

The County of San Diego has undertaken a comprehensive amendment to the General Plan known as the "General Plan Update." ~~This~~ The goal of the amendment ~~will~~ is to balance economic development, responsible development and infrastructure with the region's need for affordable housing, employment and services. In recognition of the role of the General Plan as a comprehensive, long-term plan for the preservation, development and enhancement of the County, amendments to the General Plan should only be undertaken when authorized by the Board of Supervisors, the Planning Commission, or the Planning Director.

Policy

It is the policy of the Board of Supervisors that any amendment to the County General Plan must be initiated by the Planning Director, Planning Commission, or Board of Supervisors. Property owners or other interested persons may present private requests to initiate General Plan amendments. This is referred to as a "Plan Amendment Authorization" or "PAA". All such private requests for PAAs must be filed initially with and reviewed by the Planning Director. The request shall be accompanied by the appropriate fees paid pursuant to Section 362 of the San Diego County Administrative Code. Upon receipt of an application for a PAA, the Director of Planning and Land Use shall immediately notify and solicit comments from the appropriate community planning or sponsor group. The Director shall make a decision on the application within 45 days of the submittal of a request. If the Director determines not to initiate a PAA ~~or the requestor disagrees with a decision concerning the breadth of the study area required to be included in the analysis as set forth in Section B. below,~~ the requestor may ~~appeal~~ present the ~~decision~~ request for initiation first to the Planning Commission and then to the Board of Supervisors. Appeals by the applicant of the Director decision or Planning Commission decision to deny the PAA or an appeal of the breadth of the study area ~~Requests for PAAs submitted to the Planning Commission and Board of Supervisors must~~ shall be filed within 10 days of the determination not to initiate the request. Appeals are only available to project applicants.

A. In determining to initiate a PAA, the authority approving the PAA shall find that it meets the following criteria:

1. Generally conforms to the guiding principles and policies of the General Plan;
2. Will provide additional public benefit to the community in which the plan amendment is occurring;
3. Demonstrates adequate site access to available public facilities including emergency access; and
4. Indicates that all needed public services to the site are available or will be addressed as part of the General Plan Amendment process.

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B. For privately initiated PAA requests to amend the General Plan Regional Categories Map, the study area required for the applicant's analysis for the amendment shall be specified by the authority approving the PAA request. Factors to be considered in determining the scope of the study area may include, but are not limited to the following:

1. compatibility with surrounding existing land uses,
2. the extent of environmental and economic impacts and physical constraints, and/or,
3. the need for new or expanded public facilities, infrastructure and services.

An approved PAA shall expire two years from the date of its approval ~~unless another expiration date is specifically indicated on the PAA approval.~~ Within those two years, the applicant must formally file a complete General Plan Amendment application with the Department of Planning and Land Use. ~~A PAA approved prior to July 23, 2006 for which a GPA has not been filed by July 23, 2009 shall expire if a GPA is not filed prior to July 23, 2009~~ are deemed expired.

Sunset Date

This policy will be reviewed for continuance by December 31, 2014.

Board Action

9-14-76 (11)	12-3-86 (6)	2-8-95 (1)	<u>8-3-11(1)</u>
5-22-79 (150)	8-10-88 (22)	4-30-03 (1)	
6-9-82 (14)	11-20-91 (15)	7-23-08 (22)	
3-12-86 (19)	1-11-95 (1)	12-09-08 (33)	

CAO Reference

Department of Planning and Land Use

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***Clean Version***

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